

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA** met on Monday, April 1, 2013 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

## **I. ROLL CALL**

Commissioners Present: David Walter, Elizabeth Kehoe, Michael Szakaly and John West

Commissioner(s) Absent: Michael Gentile and Kelly Smith

Staff Present: Lisa Abbott, Bob Woolford, Marilyn Patterson and Janet Roberts

Other(s) Present: Adrian Reed., City Engineer; Danise Alano-Martin, Economic Development; Miah Micahelsen, Assistant Arts Director; Randy Cassady, Cassady Electric

**II. READING OF THE MINUTES** – John West moved to approve the minutes. Michael Szakaly seconded the motion. The minutes were unanimously approved.

**III. EXAMINATION OF CLAIMS.** Michael Szakaly moved to approve the claims for February 1, 2013 for \$104,204.71; February 15, 2013 for \$156,890.25; March 1, 2013 for \$191,589.92; March 15, 2013 for \$398,677.02; March 29, 2013 for \$181,774.30. John West seconded the motion. The claims were unanimously approved.

## **IV. REPORT OF OFFICERS AND COMMITTEES**

**A. Director's Report.** Abbott said they received a letter from HUD informing her there will likely be a 5% cut in CDBG and HOME funding. She stated she will not know the funding figure until the contracts are received.

She reminded them that the charrette on various homeless services will be held in the Council Chambers on April 22<sup>nd</sup> and 23<sup>rd</sup>. There will be six different sessions for the public to attend. A wrap up session will be held on the April 26<sup>th</sup>.

Abbott said they are still working on the figures for a possible pay back to the MCCSC from the TIF districts. She explained when the referendum passed it changed the calculation for what goes to the schools and what goes to the TIF districts; it was not calculated correctly. The Controller and Legal have some preliminary numbers, but are waiting to get them reviewed by the state. Once they receive the State review, they will bring the corrective action to the RDC for approval.

West asked if any of the housing network issues come to the Commission. Abbott said part of the funding for services that pertain to homeless people come through CDBG. The department also administers a Shelter + Care Grant that comes through the department to Centerstone and the RDC approves all the claims. Staff also handles tenant based rental assistance through HOME and again the RDC approves the claims. West asked if there were any housing sessions that would be beneficial to the Commissioners. Abbott suggested the session on regional housing and/or the wrap up session on the 26<sup>th</sup>. She explained that a lot of the funding will not be related to us, but to the state. It is important to the state because of changes at HUD which is requiring plans for all their regions and all the region plans have to be compatible with the State plan in order for anyone in that region to get funding through their Continuum of Care.

West then asked if Abbott had been able to contact someone to give TIF training to the RDC. Abbott said it is still in the works and going to happen this year.

**B. Budget Summary Report.**

**V. UNFINISHED BUSINESS.** None.

## **VI. NEW BUSINESS**

**A. RESOLUTION 13-07: Approval of Department of Public Works and HAND for Rockport Road.** Woolford explained this is a funding agreement between HAND and the Public Works for the construction of Rockport Road. He said there will be additional funding when the 2013 funds are received in a few months, but this agreement will enable them to start initiating contracts with Public Works, start acquisition of right-of-way and finishing the design.

Woolford noted a change from the first version of the funding agreement which included a completion

date of no later than May 31, 2013. They have changed that to a completion date of September 30, 2014. He explained because Rogers Street will be closed during 2013, they will not be able to start the project until January or February of 2014. He said they are using 2012 funds the funding agreement which was part of the 2012 action plan amendment of \$300,000.

Michael Szakaly moved to approve Resolution 13-07 as amended. John West seconded the motion. Resolution 13-07 was unanimously approved. **ADOPTED.**

#### **B. RESOLUTION 13-08: Approval of HMAL Social Service Agreement.**

Patterson explained when they did this round of Physical Improvements for CDBG part of the application included increasing the number of agencies they used to partner with for the Home Modification for Accessible Living program. In the past the only partner was Abilities Unlimited. There had been a slow down in applications and staff decided to other agencies and arrange with them to send their clients directly to HAND through an application. Staff will interview other agencies such as Stonebelt, Positive Link and VASH for Veterans so they can process the applications from their clients and send them directly to the department. The agencies will be reimbursed \$300 per accepted applications to cover their processing fee.

West asked how many agencies they hope to partner with. Patterson said they are going to start with eight agencies. They will meet with the agencies and explain the program to them. West asked if they would rotate the agencies every year if there are new agencies. Patterson their intention is to get new agencies and not limit the number. She stated Abilities still has every opportunity to provide the same service.

Abbott said there are more people who need HMAL assistance than staff was getting from Abilities. They decided to give direct assistance the other agencies. She said they don't expect to be flooded with clients, but think the people who need services will get services.

West asked Patterson to identify the changes. Patterson identified and explained three changes. West asked if the agencies oversee the HMAL projects. Patterson said HAND oversees all the projects.

Szakaly asked how the documents for the project are executed. Patterson said there is a funding agreement for each project. Abbott said every agency and the President of the Commission has to sign the agreement. The agreement does not go to the RDC for approval if they approve this request tonight.

Szakaly moved to approve Resolution 13-08 as amended in a way that enables the RDC to enter into the contracts with the existing agencies with the signature of the RDC President or designee. John West seconded the motion. Resolution 13-08 was unanimously approved. **ADOPTED.**

### **VII. BUSINESS/GENERAL DISCUSSION.**

**A. Tech Park Update.** Alamo-Martin reported a great turnout for the presentation by the TCP consultant. She said there were lots of questions and she received great feedback from those present – people are excited about the Park. There is more interest from the tech community about looking at buildings and wanting to talk about the process to go forward. She said the Legal team is working on preparing the different options on the disposal of properties. She is hopeful that they will have a final plan ready for the next meeting. IU moved from the Press Building on Friday so staff is doing a walk through tomorrow. IU is also ready to move out of the Food Services building. The property at 619 N. Morton the City was considering purchasing has been bought by someone else.

Alamo-Martin said as they take over the IU Press Building the goal will be to get someone in there who will purchase it. She said there may be some heating and cooling system in the building that may need attention.

West said following the presentation he received some comments from some people who were underwhelmed with the project from the extent of how they were going to sanitize economic development. Alamo-Martin said they didn't talk about that in the presentation. She said those are questions she will continue to receive. She said they are still thinking about those issues, but there will be recommendations about that in the plan. She said they are limited by what they can do because of most of their incentives are state statutes, but they are not without tools. They have the Enterprise Zone, the Certified Tech Park funds, tax abatement and State and Federal possibilities to look at -- the right tool has to be matched with the right project.

Walter asked about zoning for the CTP. Alamo-Martin said they have had discussions about that with Macula and have discussed the overlay option and the PU, but no decision has been made. It will be included in the final plan.

**B.** Mia Michelson informed the Commissioners that she and Adrian Reid were asked to be on the aesthetics committee that was convened by the Chamber of Commerce to work with INDOT as it

relates to the implementation of Section 5 in Monroe County. As part of those responsibilities they are to provide some guidance to INDOT regarding what the community's preferences might be as it relates to aesthetic considerations for that section of the highway. They had it confirmed by INDOT that they will be setting aside some funds for aesthetic treatments for this section for such things as landscaping, sound barriers or noise walls would include some decorative components, potential facing of bridges with limestone, arches on bridges, etc. Those are additional costs on top of the project cost. The community will provide input and direction to INDOT to the extent that the budget allows. Michelson stated if you have seen the southern section of I-69, you understand the concern for appropriate use of aesthetic dollars in this area -- otherwise Bloomington will get what's on the southern side.

Michelson stated they are on a very quick turnaround as INDOT wants to know the community's preferences as it relates to some of the aesthetic components by the end of May or first part of June. She said this puts them in a time crunch and are also challenged because they don't know what INDOT might or might not allow as it relates to those types of treatments. Michelson explained they are here to discuss the possibility of a consultant working with the community, including the County and IU, to pull their thoughts together into specific recommendations to INDOT and whether or not that would be an appropriate use of TIF dollars.

Michelson said they want to make sure they go to INDOT with a thoughtful proposal that maximizes what they are willing to provide to the City for this purpose. Staff also wants to make sure they have the capability to maintain the treatments over the long term.

Walter stated he thinks INDOT is setting an unrealistic deadline especially since they don't know how they are going to pay for the project. He said it will take 60 days just to put the committee together to decide what they want to do.

Michelson was asked the amount of money INDOT is willing to provide. She said the amount they shared was between three and four million dollars for the entire section. She noted that they would have to be creative with those dollars.

West asked if their question was whether the RDC would consider hiring a consultant that is going to be able to provide ideas to INDOT in 60 days. Michelson said yes. West said they wouldn't be able to vote on this until next month so they have already lost 30 days. Michelson they might have to ask for a special meeting. She reminded them that this is news they only received last week. West asked the cost of the consultant. Michelson said they do not yet know. They have reached out to the County who will be having a similar conversation tomorrow about their potential interest in this project. They will also have the same conversation with IU. She said this could potentially be a three way collaboration.

Reid said their goal is to get things into the proposal related to the aesthetics they want to see. It's a process of continuing to work with the state then continue to refine what it is they want. He sees it as a continuous process, but early on in that process they need to get language in the proposal for such things a consensus that they want limestone treatments on all the bridges. They then put it in, it will go out and the proposers will come back with options from which they will have to select from. Reid said that is the way the process has been described.

Michaelsen stated this process is not uncommon. Other communities have worked with INDOT that also have strong aesthetic desires such as Carmel, Keystone area and currently Evansville. The process is very similar.

Reid said outside of the tight deadline, they just want to gauge the interest from the RDC on aesthetic treatment for the corridor.

Abbott said they are not asking the Commissioners to approve something tonight, but to think about it since there are so many unknowns.

West said it seems this is a worthy project, however, he wouldn't be in favor of approving it with only 60 days to put it together; he sees that as a real problem. If there is a legitimate timeframe, capacity, and money to hire a consultant he's all for hiring a consultant. Abbott said a consultant for the project would be \$60,000 to \$70,000.

Michaelsen said they can go back to INDOT to clarify the timeframe and determine if there is any wiggle room as to when the information needs to be back to INDOT.

Szakaly said there are just too many unknowns now. He said understands dollars spent to come up to speed and have some informed decisions, but to have specifics and those specifics cost \$60,000 or \$70,000 dollars is not something he is comfortable with.

Abbott said they haven’t done an RFQ and she doesn’t envision that a consultant would walk away the minute they send information to INDOT. Then it might be how they use those dollars to do some creative things that set out but would still be acceptable.

West said there are 60 days worth of work before they can even retain a consultant so this is probably not going to happen. There has to be time to do an RFQ and would then probably require a special meeting.

Abbott said if they can work out some of these details with INDOT so they can have more time, is the RDC open to the idea of working with the City on this project to do some I-69 planning, using TIF dollars. She said Whitehall doesn’t have much going on in it right now. She said the City doesn’t want to have a wall between the East and West side of town which will happen if they put up the sound barrier walls.

Szakaly said the important part to him is whether or not the TIF dollars could be used to improve the aesthetics – the qualifier is can those funds be used effectively and they don’t know enough to ask that question yet. The decision is whether or not they can expect those dollars to have impact.

Szakaly informed them they are sending advocates to the process that will not allow ugly walls to happen without objecting to that and some proposal that the community would value for these dollars.

Walter said on this particular section of road, INDOT is really tough to talk to. He said there are a lot of people in this community who will be very upset if we hire a consultant and they push ideas to INDOT without vetting it first in the community. He said they will have to have community support or they will be asking why the Commission supported the ideas of the consultant. Walter said they need to push INDOT to give the community more than 60 days to find solutions for what they are looking for.

Reid said the 60 day deadline is to scope for the RFP –it doesn’t mean they close the door to input especially when this is so far only for the environmental document. They are still at the conceptual level at this point and there is a lot that could change with the project. He said it looks right now that they don’t have a lot of time so they need to find out what kind of rules they are dealing with now.

Kehoe said if you don’t do anything, you just get stuck with it and then the community would be mad because people didn’t do something to make it better.

Abbott said they are not asking them to approve a consultant tonight, but she understands from the conversation that they would like a fleshed out proposal that they would then seriously consider funding. The Commissioners agreed that is true.

C. Walter voiced concern about the Parking Garage debt. He suggested the RDC might be interested in a report on the garages. Abbott stated the debt does not belong to the RDC. She explained it is not a bond debt, but a lease-purchase. She said an intern has pulled all resolution pertaining to the Parking Garages. It is in the process now of being organized. It is something the RDC can review.

He also suggested a presentation on the Convention Center expansion. Alano-Martin said that would be possible a little later in the year.

**VIII. ADJOURNMENT**

It was moved and seconded to adjourn the meeting.

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David Walter, President

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Michael Gentile, Secretary

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Date